

# FOR LEASE

# 631 WILSHIRE BOULEVARD

SANTA MONICA, CALIFORNIA 90401



## END-CAP CORNER RETAIL + OFFICE SPACE

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**CBRE**





## FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY + STUNNING OFFICE SUITES

On the ground floor of an architectural gem in the heart of Santa Monica. This property has on-site parking and is adjacent to great co-tenants such as Bluestone Lane, Mendocino Farms, Sidecar Donuts, the world-class Santa Monica Proper Hotel, and much more! Santa Monica sees nearly 9 million visitors per year and almost \$2B in annual spending.





## PROPERTY HIGHLIGHTS



Signalized Corner Retail/Restaurant

One (1) 1,600 Gallon Grease Interceptor &  
One (1) 300 Gallon Grease Trap



Directly across the Proper Hotel and  
New Mixed-Use Developments



Lots of Daytime Foot Traffic



Private Entry to Office Suites



On-Site Parking:

Unreserved: \$240/Mo. Per Space

Reserved: \$275/Mo. Per Space

27 Total Unreserved (9 designated for retail)

15 Unreserved off-site parking



# GROUND FLOOR RETAIL / RESTAURANT

631 WILSHIRE BLVD

Space A: ±4,574 SF

Rate: \$5.50 PSF/Mo. NNN (NNN approx. +/- \$1.75 PSF/Mo.)



# GROUND FLOOR RETAIL FLOOR PLAN

Space A:  $\pm 4,574$  SF

- \*Potentially Divisible
- \*Former Bank Space
- \*Large Patio Opportunity

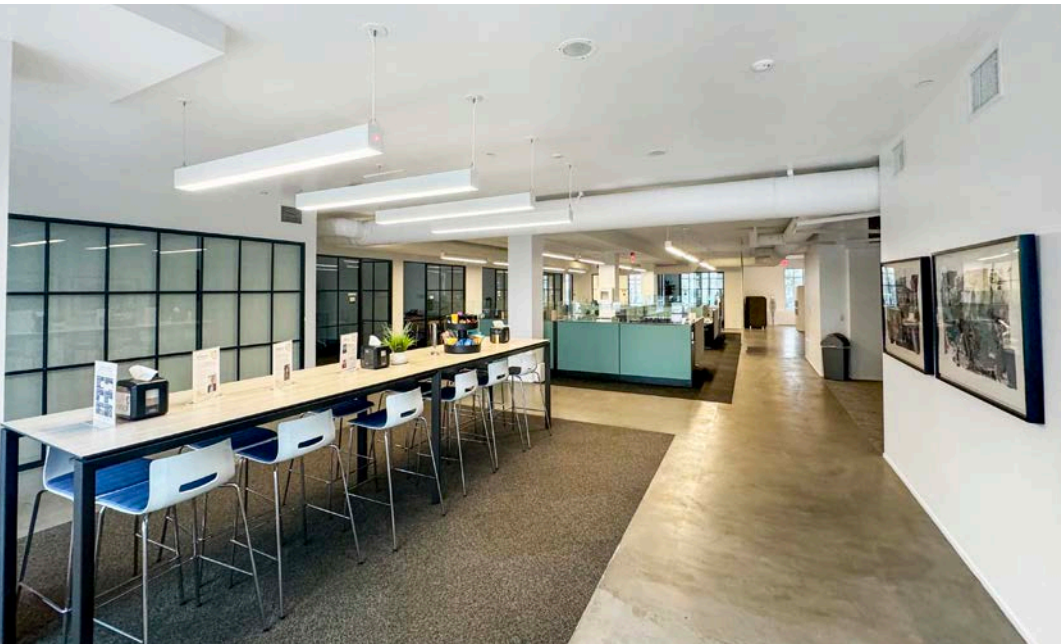
HIGHCEILINGS  
& BRIGHTSPACE!



Wilshire Blvd



# 2<sup>ND</sup> FLOOR OFFICE



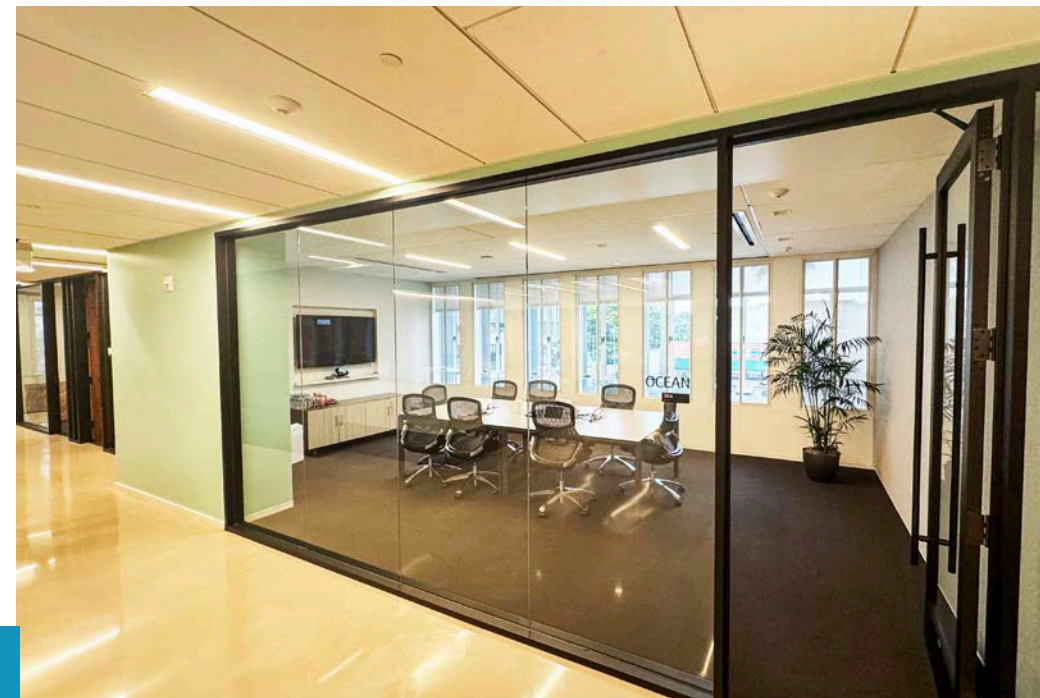
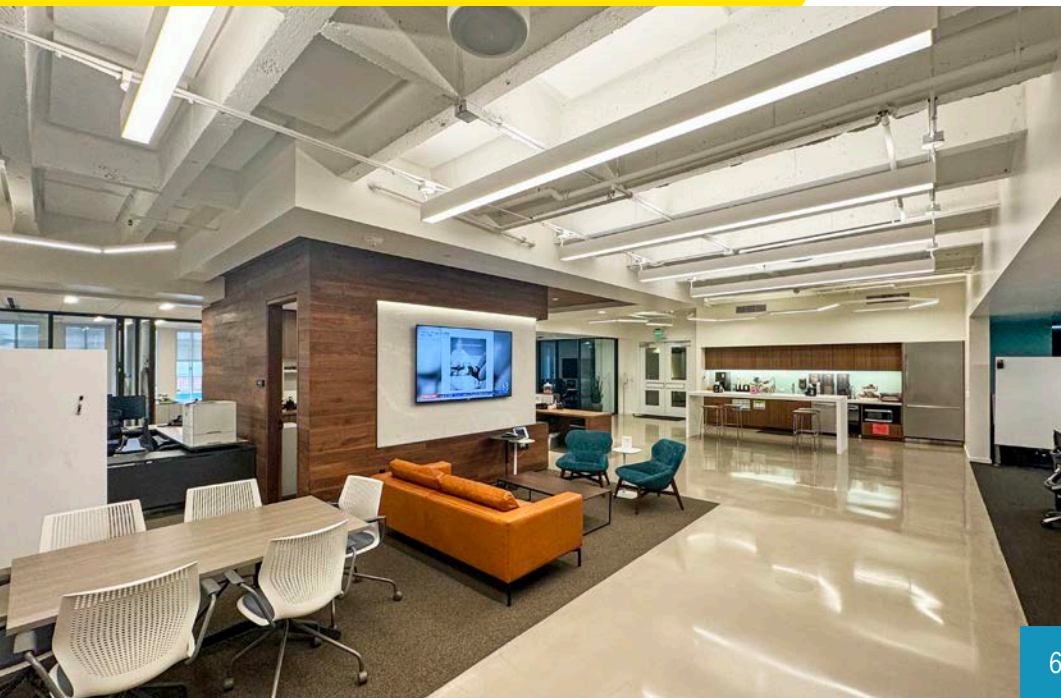
## 631 WILSHIRE BLVD

**Space 2W:** ±5,261 SF

**Space 2E:** ±8,800 SF

(Can be made contiguous full floor - 14,061 SF)

Rate: \$5.75/SF Modified Gross



# 2<sup>ND</sup> FLOOR OFFICE FLOOR PLANS

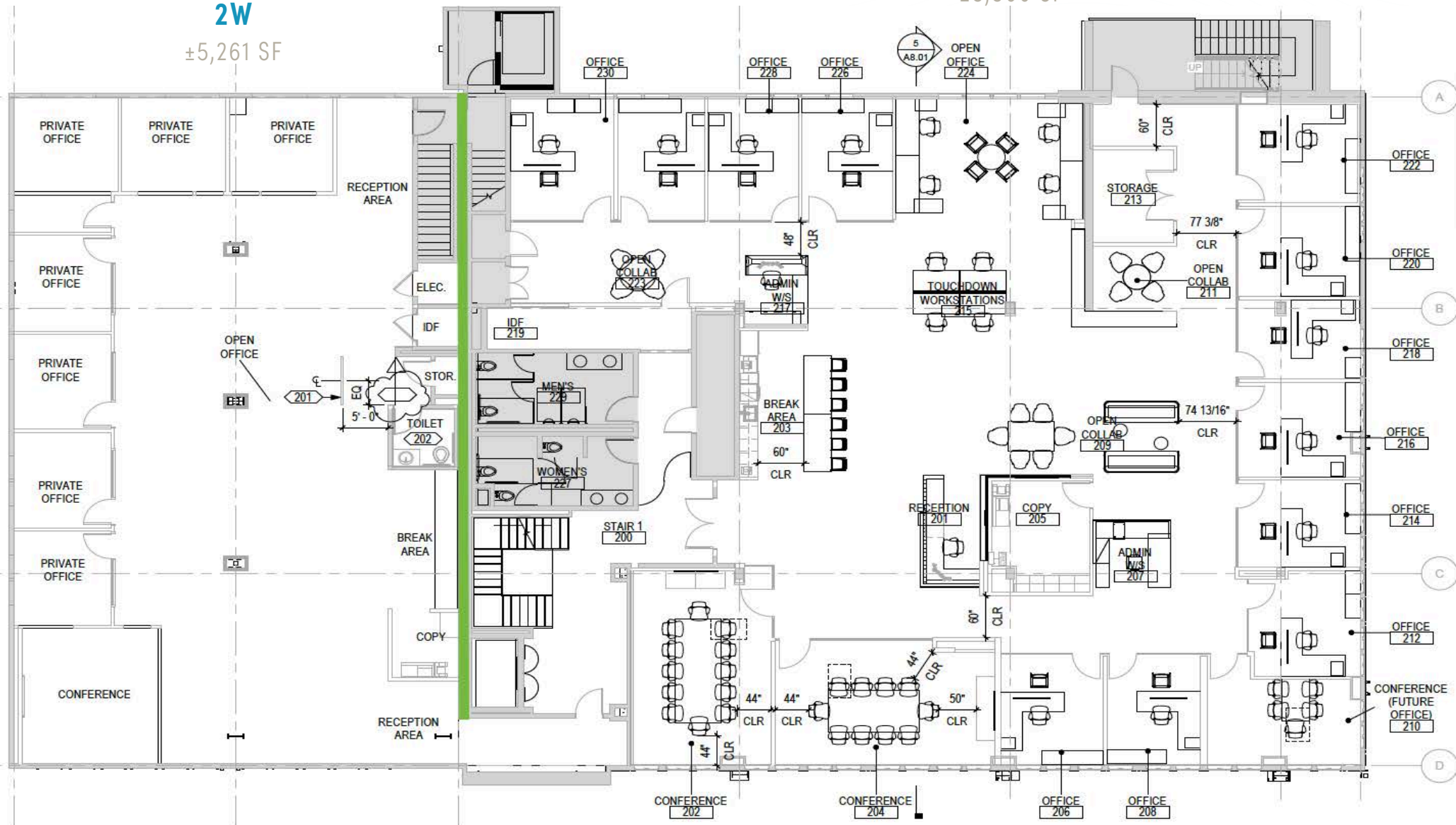
631 WILSHIRE BLVD

2W

±5,261 SF

2E

±8,800 SF





# 3<sup>RD</sup> FLOOR OFFICE



## 631 WILSHIRE BLVD

Suite 301: ±5,283 SF (Interior + Outdoor Deck)

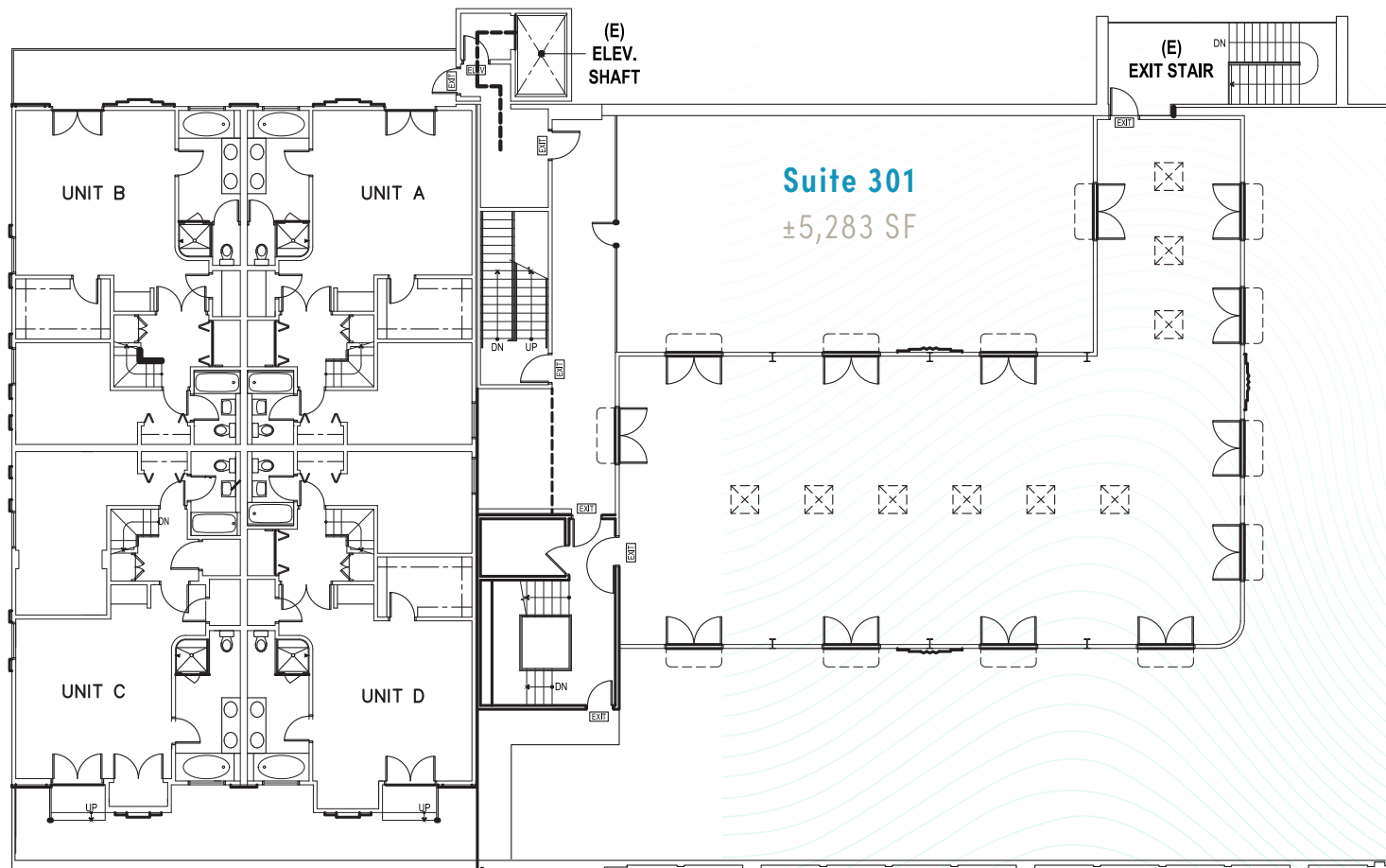
Rate: \$4.95 PSF/Mo. NNN

- PRIVATE ENTRY TO OFFICE SUITES -
- OUTDOOR SPACIOUS BALCONYSPACE -
- GORGEOUS SANTA MONICA VIEWS-



# 3<sup>RD</sup> FLOOR OFFICE FLOOR PLAN

631 WILSHIRE BLVD







**PARKING ENTRANCE**

**ON-SITE PARKING**



# SANTA MONICA DEMOGRAPHICS

**\$118K**

AVERAGE  
HOUSEHOLD INCOME

**\$2.0BN**

YEARLY TOTAL SPENDING  
IN CITY OF SANTA MONICA

**8.7MM**

YEARLY VISITORS TO  
CITY OF SANTA MONICA

41,365  
RESIDENTS



44.8  
MEDIAN AGE

FEMALE



50.6%

MALE



49.4%

78.3%  
RENT



14.2%  
OWN

42.2%



COMPLETED 4 YEARS OF COLLEGE OR HIGHER

94.3% EMPLOYED



85.3% WHITE COLLAR WORKERS

27.2%



GRADUATE OR PROFESSIONAL DEGREE





# THE PROPER HOTEL (DIRECTLY ACROSS THE STREET)



## HIGHLIGHTS:

267 GUEST ROOMS & SUITES

CALABRA ROOFTOP RESTAURANT

24,000 SF OF EVENT SPACE



# NEW DEVELOPMENTS (NEARBY)

## 710 BROADWAY

280 UNITS  
99,000 SF OF RETAIL  
VONS ANCHORED



## THE LINCOLN COLLECTION

349 UNITS  
27,000 SF OF RETAIL



## THE PARK

249 UNITS  
54,000 SF OF RETAIL  
TRADER JOE'S ANCHORED





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